

Strategic Plan for the Aycock Neighborhood

Draft

A Partnership of the Aycock Neighborhood Association and the Greensboro Department of Housing and Community Development
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Aycock Neighborhood Strategic Plan

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Introduction to the Strategic Plan

Background

In August 2002, a special neighborhood design charrette was held for the Aycock Historic Neighborhood and vicinity, including the World War Memorial Stadium. Sponsored by the Aycock Neighborhood Association and Preservation Greensboro Inc., and conducted by a professional design team, the charrette resulted in a number of specific proposals for improving the area. In January of 2003, with assistance from the Greensboro Department of Housing and Community Development, the various plan proposals were compiled into a book called ***The Aycock Traditional Neighborhood District Plan***. The plan was far reaching in its scope and proposals for change in the area.



Purpose of this Strategic Plan

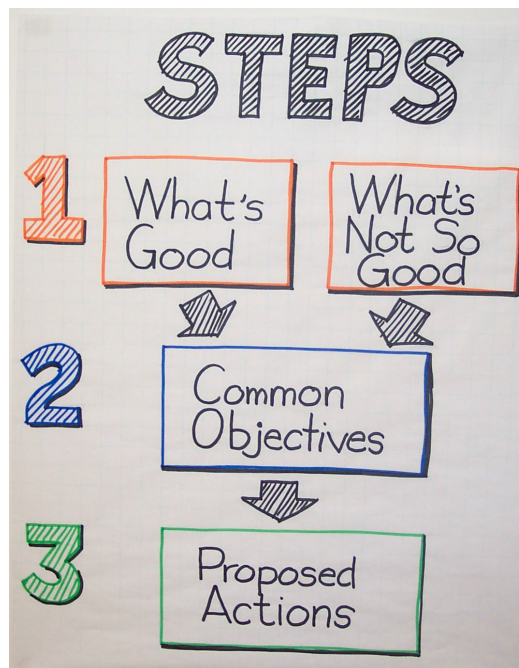
This *Strategic Plan* follows on the heels of the original *Neighborhood District Plan*. Its purpose is fourfold:

1. **Pull in a broader base of involvement and support for the neighborhood planning initiative.** Residents, property owners and business people in the Aycock area should have a clear sense of ownership in any plan approved for their neighborhood. Thus, this plan seeks to build upon the foundation of community involvement already achieved during the charrette for the Neighborhood District Plan.
2. **Establish consensus on actions and priorities for improvements in the neighborhood.** While there are many interesting and innovative proposals set forth in the *neighborhood district plan*, not all are equally feasible; nor is it likely that all of the plan's proposals enjoy equal support from the neighborhood. The *strategic plan* can serve to evaluate the various plan proposals, and set forth priorities for action that everyone may agree upon.
3. **Link the plan's recommendations to the City's work program and budget process.** The preparation of the *neighborhood district plan* was undertaken largely as an independent initiative of the Aycock neighborhood. Yet, to implement a plan of such far-reaching impact will require heavy involvement by the City of Greensboro. Joint sponsorship of the *strategic plan* by the City of Greensboro assures that the plan's recommendations will more likely be amenable to both the City and the neighborhood.
4. **Generally, increase awareness that the planning effort exists.** Preparation of the strategic plan provides additional opportunities for area residents, property owners and business people to get involved in planning for the future of the Aycock neighborhood.

Steps in the Planning Process

The planning process for the strategic plan involves three steps:

1. **Identify issues, concerns and ideas.** This step allows neighborhood interests to get their concerns “out on the table” early in the process.
2. **Agree on common objectives.** Common objectives should flow directly from the issues, concerns and ideas identified by the neighborhood. Common objectives serve two important functions: (1) they provide the overriding purpose for proposed actions and (2) they serve as useful criteria in evaluating the merits of various courses of action.
3. **Develop planning recommendations that satisfy the common objectives.** With common objectives in place, neighborhood residents can identify and agree upon a set of actions for improving the neighborhood, whether those actions are part of the original Neighborhood District Plan or not.



Overview of the Strategic Plan

The content of the strategic plan corresponds closely with the steps in the planning process:

Part 1: Issues, Concerns and Ideas.

At the first community meeting held for the strategic plan, issues, concerns and ideas were generated by asking neighborhood residents to identify “What’s Good” and “What’s Not So Good” about the Aycock neighborhood. The results are printed in full in Part 1 of this plan.

Part 2: Common Objectives for the Aycock Neighborhood.

Part 2 sets forth ten common objectives for improving the Aycock neighborhood. Drawn from the issues and concerns of Part 1, these objectives were presented and revised at the second community meeting held for the strategic plan.

Part 3: Proposed Actions.

Part 3 summarizes a number of actions that were identified and agreed upon by consensus by neighborhood residents during the second community meeting. Some correspond to proposals first identified in the Neighborhood District Plan; others are new.

Appendices.

The appendices to the plan include supporting documentation such as copies of the flyers used to publicize the community meetings, and a list of participants in the planning process.

Part 1: Identification of Issues, Concerns and Ideas (What's Good and What's Not So Good About the Aycock Neighborhood)

HOW THE CONCERNS WERE IDENTIFIED

During the first community meeting, the following question was presented for discussion:

“Think about current conditions in your neighborhood as well as any concerns you might have for the future of the area. Then list your thoughts in two categories: (1) What’s Good About the Aycock Neighborhood and (2) What’s Not So Good About the Aycock Neighborhood.”

Some Food for Thought—You may want to consider some of the following categories when identifying your concerns:

- Building Conditions
- Streetscapes
- Neighborhood Cohesiveness
- Historic Character
- Pedestrian Circulation
- Traffic Management
- Gateways/Entryways
- Commercial Signage
- Tree Preservation
- Parks
- Land Use
- Planning Boundaries

Participants first recorded their thoughts and concerns on 3 x 5 cards. These concerns were then transferred to flip chart sheets in small groups. After all the items were listed on the flip chart sheets, participants were invited to choose their top priority “goods” and “not so goods” (from among all items) by a simple voting process.



The following pages contain a list of the “**goods**” and “**not so goods**” identified during the first meeting. All items have been typed up exactly as they were recorded on the flip chart sheets. For the purpose of follow-up discussion, all items have been sorted into categories. The assignment of any one item to a particular category is a judgment call and is subject to other equally valid viewpoints. Similar ideas have not been combined so as to preserve the original content of each idea and to show the number of times that the same idea came up.

The “**goods**” are listed first and the “**not so goods**” second. The various categories under each of these two headings have been arranged roughly in accordance with the number of priority votes received.

What's Good About the Aycock Neighborhood

(As identified by citizens in attendance at the May 21, 2003 community meeting)

<i>Comment</i>	<i>Votes</i>
RELATIONSHIP TO DOWNTOWN	24
Proximity to downtown	13
Potential of being a gateway to downtown	4
Close proximity to downtown	4
Downtown, urban, hood, - close to restaurants, museums, library, etc.	2
Convenient location to shopping, downtown, Fisher's Grille	1
Park Ave view of downtown	0
Potential development opportunity at edge with downtown	0
ARCHITECTURE AND HISTORY	23
Historic architecture	10
Historic character, architecture	7
Character of old architecture, including War Memorial Stadium	3
New construction next to historic homes	1
Well-restored historic homes	1
Diverse housing types	1
History of neighborhood	0
Varied paint schemes on homes highlights that it's so Victorian	0
Strong historic ties to development of the city	0
Carefully maintained historic homes	0
Interesting architecture	0
WAR MEMORIAL STADIUM AND FARMER'S MARKET	15
Close to Farmer's Market	6
Neighborhood amenities like Farmer's Mkt, War Memorial Stadium	3
Stadium	2
Stadium & Farmer's Market	2
Close to stadium	2
Fireworks after the ball games	0
ORGANIZATION/ACTIVISM	14
Active, friendly neighbors	10
Active Neighborhood Association	4
Grassroots activism	0

Very active Neighborhood Association	0
Neighborhood functions	0
TREES	12
Trees are beautiful- one of the oldest oaks in the county is on Percy Street, even trees at the school	9
Trees planted close to street in many parts of neighborhood	3
Mature trees & landscaping (pecan, oak, old shrubs)	0
Trees at Aycock school yard	0
Large trees in front of Aycock School	0
WALKABILITY	8
Sidewalks/porches encourage neighborliness	3
Pedestrian-friendly neighborhood	2
Sidewalks throughout	1
Sidewalks on both sides of street throughout	1
Cozy pleasantness when walking the streets	1
Pedestrian access to Fisher Park	0
Walking environment in neighborhood	0
HISTORIC DISTRICT	8
There are rules to protect the 'hood's' historic character	4
Historic Designation	2
Historic designation	2
Historic District	0
STERNBERGER PARK	7
Sternberger Park and the neighborhood events there	5
Sternberger Park	1
Sternberger Park	1
Sternberger Park has a lot of potential	0
PEOPLE AND DIVERSITY	6
Diversity in races, ages, professions, sexual orientation	2
Racial, sexual, age diversity	2
Lots of children around	1
Good neighbors	1
Diversity in age, race, backgrounds	0
Old, young, professional - neighbors are a complete mix	0
Lots of cultural people	0
People have lived here forever, most people who move in plan to stay	0
People care about living here	0
Accountability among neighbors	0
People who live here are proud of it and boastful	0
Neighborliness of the neighbors	0
Enthusiasm of people	0
FRONT PORCHES	6
Sidewalks/porches encourage neighborliness	3
Most homes have wide, inviting front porches	2
Front porch neighbors - we know one another	1

Front porch furniture - neat stuff	0
LOCATION, GENERALLY	5
Close to Aycock School and A&T University	2
Proximity to auto dealer and shopping center	1
Convenience to shopping and other entertainment	1
Proximity to healthcare	1
PROPERTY VALUES	2
Increased property values	2
Low cost of real estate	0
Property values have held up well	0
Property values have increased more than any other investment	0
ACCESS TO TRANSPORTATION SYSTEM	2
Access to major traffic arteries	1
Easy access to distant points of interest (public transport)	1
Easy access to Hwy 29 and Wendover	0
CRIME AND SAFETY	1
Fewer street people	1
Increasing safe area	0
Relatively low violent crime	0
LANDSCAPING	1
Well-groomed lawns & gardens	1
Front gardens	0
Greenery, short and low	0
LAND USE	1
Grandfathered commercial kept up	1
Adaptive Reuse - "Room at the Inn"	0
Primarily single-family residential character	0
Mix of business, homes and services	0
QUIET	1
Very quiet and tranquil after 5pm	1
Quietness of back streets	0
SCALE	1
Village feel	1
A little Mayberry	0
Scale- great	0
Neighborhood in town, but feels removed	0
ENTRYWAYS	0
Marked entryway	0
Yanceyville/Summit entrance	0
STREET LIGHTS	0

Streetlights- makes neighborhood just as pretty at night as during the day	0
Period lighting	0
Historic streetlights	0
STREETS GENERALLY	0
Granite curbing throughout neighborhood	0
Medians on Yanceyville St	0
Grid like street pattern (blocks)	0
Chestnut Street looks good	0
Planted medians on Yanceyville (early stage of streetscape)	0
MISCELLANEOUS	4
Hoggard's Kentucky Derby Party	2
Schools are strong	1
Addition of St Leo's Place	1
People work at home	0
Community Pride by the owner-occupied homes	0
Cleaner	0
One of highest elevations in City - higher than Irving Park	0
Railroad track boundary	0
Aycock Middle School and St Leo's Place are part of our community	0
Function and aesthetics of Hendrix Street Bridge	0
New Bessemer Ave Bridge.	0
Doing the plan	0



What's Not So Good About the Aycock Neighborhood

(As identified by citizens in attendance at the May 21, 2003 community meeting)

<i>Comment</i>	<i>Votes</i>
OVERHEAD POWER LINES	26
Duke Power is killing our trees. Need for underground lines	15
Aboveground power lines needed	7
Sewage system overhaul needed, incorporate power lines	2
Too many power outages - lines need to be buried - property aesthetics	2
Overhead power lines	0
SUMMIT AVENUE	23
Summit Ave- too wide, unmaintained properties, non-conforming structures, needs median to slow traffic, crossing lights for pedestrians	6
Motorcycle drag racing down Summit at 3am Sunday mornings	6
Summit Ave acts as physical barrier separating neighborhood	3
Summit Avenue environment is terrible! (Slummit / Scummit) Overhead lines, lack of landscaping, speeding	2
Traffic on Summit	2
Summit Ave not pedestrian-friendly	1
Traffic on Yanceyville, Bessemer & Summit all hours of day & night	1
Fear & trepidation crossing Yanceyville or Summit on foot	1
Motorcycle races on Summit Ave	1
Bombed-out-looking businesses from Murrow Blvd to Lindsay Street	0
Summit Ave divides neighborhood	0
Some houses on Summit are beyond redemption	0
Summit Avenue ("the scar") blight - traffic, noise, debris	0
Parking inadequate for some commercial businesses, folks park everywhere	0
Problems with existing stoplights at Sullivan/Summit & Dewey/Summit -can't get out due to timing of lights	0
Difficult to safely cross Yanceyville and Summit	0
EXECUTIVE CENTER	18
Executive Center (across from Auto Zone) must go	11
Also diminished "Executive"(?) Center	6
Summit Executive Center and Summit Shopping Center do not contribute to a neighborhood atmosphere	1
WAR MEMORIAL STADIUM	16
The plan to remove minor league baseball from War Memorial Stadium	11
Concerts from hell at War Memorial Stadium	5
RENTAL PROPERTIES AND PARKING	15
Poorly designed infill apartments and commercial buildings	3
Inadequate off-street parking for rental houses	5
Unkempt rental properties and the parking that goes with it	3
High percentage of rental units and their parking problems	2
Brick apartment buildings on Chestnut St and Park Ave.	1

Rundown apartments on Chestnut Street	1
Subdivision of Historic Houses	0
Tenants can be insensitive to goals of neighborhood	0
ABSENTEE LANDLORDS	15
Absentee landlords who don't take care of property	7
Slumlords with slummy houses create slummy problems	4
Absentee or uninvolved landlords who have no interest in the neighborhood	3
Too many absentee landlords	1
Neglected property maintenance in certain pockets	0
CLOVERLEAF	15
Disconnect from downtown at Murrow Blvd	7
Big bad cloverleaf - unsightly, huge, invites motorcycles, obstructs traffic flow	5
Murrow Blvd cloverleaf divides us from downtown	2
Cloverleaf on Murrow Blvd	1
Chain link fence that begins at Breedlove Radiator	0
TUNNEL AND LEFTWICH	13
Poor pedestrian access to downtown (the tunnel)	7
Tunnel and Leftwich are VERY SCARY	2
Leftwich does not connect to Fisher Park	2
Tunnel provides shelter for those with no address	1
Streetlight destroyed on Leftwich for 6 months	1
Graffiti on tunnel and buildings	0
Corner of Chestnut & Leftwich used to be beautiful, now run down (green space outside tunnel and two houses on Leftwich)	0
YANCEYVILLE	13
Four lanes on Yanceyville encourage speeding	4
Cypress/Yanceyville intersection is a blind corner	2
Traffic on Yanceyville, Bessemer & Summit all hours of day & night	1
Fear & trepidation crossing Yanceyville or Summit on foot	1
Yanceyville Street traffic	1
Difficult to safely cross Yanceyville and Summit	0
City refuses to maintain the wall on Yanceyville	0
CRIME AND SAFETY	12
Need more police patrol, late night/early morning	5
Drug houses (The Blind House)	3
Signs of gang graffiti	2
We have a stigma for being crime ridden & for being on wrong side of tracks	1
Thieves of property	1
Need more police presence at night and on weekends	0
"Passthroughs" - drugs, alcohol, vagrants	0
Crime at apartment complex (Riverwalk)	0
Transients	0
Vagrancy in Sternberger Park	0
Vagrants sleep in park	0
Frequent transient traffic on Park Avenue	0

Crime in neighborhood - slow police response	0
WALKABILITY	11
Daily needs not within walking distance	8
Pedestrian access to downtown needed	2
Sidewalks not always continuous	1
DETERIORATED BUILDINGS	8
Deteriorating or neglected housing	3
Summit/Sullivan corner building is run down	2
Yucky homes = yucky people	1
Rental houses on Fifth Avenue are run down	1
Rundown apartments on Chestnut Street	1
Poorly maintained houses & apartments scattered through neighborhood	0
Some houses on Summit are beyond redemption	0
COMMERCIAL DEVELOPMENT	7
Non-historic business signage	4
Parts of Summit are a bit run down	2
Bessemer/Summit commercial area - looks like Anywhere, USA	1
Signage on Summit that doesn't fit with rest of neighborhood	0
Commercial signs in disrepair	0
Sternberger Park landscaping	0
Vagrancy in Sternberger Park	0
STREETS AND INTERSECTIONS, GENERALLY	6
Intersection of Fifth/Percy - shrubbery at odd angle, obstructs view	2
Poorly designed 3-way stop at Dewey/Cypress	1
Roadways too large and lack character	1
Slow street repair at Chestnut - been working at least a year	1
Folks coming off Murrow Blvd speeding down Park Avenue	1
Degradation of Bessemer Ave - planting median, butchering of trees, light & noise pollution, car lots	0
Speeding on residential streets, disregard for stop signs	0
RULES AND REGULATIONS	4
Restrictive tree ordinance guidelines	3
Difficult to get items passed by Historic District Commission	1
Zoning doesn't fit vision	0
TRASH, GARBAGE, AND LITTER	3
Junked cars in yards	1
Trash collection on Thursday - have to live with trash from weekend	1
Junk, trash, appliances that get left on sidewalks	1
Litter left by parents at Aycock school	0
Dog poop on sidewalks	0
People who don't take their trash cans off the streets	0
People who don't recycle	0
Street litter - especially after trash day	0
Some people don't pull trash cans back from street	0

NEIGHBORHOOD ENTRANCES	2
Neighborhood entrances not distinct	2
Lindsay Street should be a gateway to the neighborhood	0
AYCOCK SCHOOL	2
Traffic, speeding, double parking in front of Aycock school	1
Not enough lighting in front of Aycock school	1
Filthy backside of school	0
General condition of grounds at Aycock middle School	0
School needs facelift	0
MISCELLANEOUS	3
If we are truly an historic district, why aren't we called Summit? (Summit was the original name)	2
Piecemeal energy infrastructure	1
City dragging feet on Dunleath development	0
Little Peyton Place :-)	0
Outside perception of neighborhood	0

Part 2: Common Objectives For The Aycock Neighborhood

The following ten common objectives were derived from the issues and ideas generated by Aycock residents at the first community meeting as part of the “What’s Good” and “What’s Not So Good” exercise about the neighborhood. Organizing these comments into common themes allowed specific issues and concerns of greatest consensus to emerge. For example, comments found in Part 1 that read, “physical barrier”, “divides neighborhood”, “difficult to safely cross”, “un-maintained properties”, “lack of landscaping”, “non-conforming structures”, “parking inadequate”, and “non-historic business signage” created the Summit Avenue category that lead to *Objective 2: New Summit Avenue Corridor*.



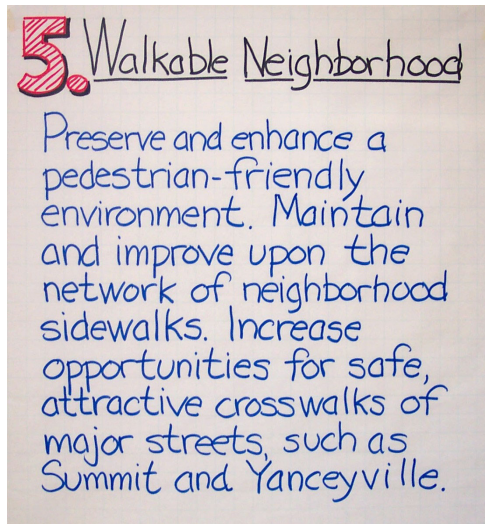
These initial objectives were presented in draft form at the second community input meeting held at St. Leo’s Community Center on June 10, 2003. Meeting participants built on these objectives and offered additional comments and concerns which developed the final Ten Common Objectives. These objectives are to be employed to guide choices among possible actions to improve the Aycock neighborhood. In the future, they will also become important in evaluating development proposals as they arise.

Ten Common Objectives

1. **Gateway to the Downtown**--Strengthen the relationship of the neighborhood to downtown Greensboro. Enhance Summit Avenue in particular, as an attractive gateway to the City Center. Redevelop the Murrow Boulevard cloverleaf to provide for a better connection between the neighborhood and the downtown and create a new mixed-use center.
2. **New Summit Avenue Corridor**—Improve Summit Avenue to reduce its influence as a neighborhood divider. Work to clean up the appearance and function of properties adjoining the right of way. Encourage appropriate land use, architecturally compatible buildings, and attractive parking areas, signage, lighting and landscaping.
3. **Neighborhood Identity**—Employ neighborhood entry signs at strategic locations to announce and affirm the Aycock Neighborhood as a distinct community within the larger city. Replace standard street signage with “period” signage.
4. **Historic Architecture and Scale**--Preserve the historic architecture and scale of Aycock. Encourage a compatible blend of old and new structures. Include wide, functional front

porches in residential structures. Seek compatible, sympathetic designs for commercial structures.

5. **Walkable Neighborhood**--Preserve and enhance a pedestrian-friendly environment. Maintain and improve upon the network of neighborhood sidewalks. Increase opportunities for safe, attractive crosswalks of major streets, such as Summit and Yanceyville.
6. **Canopy of Trees**--Protect existing trees. Encourage the planting of additional trees for future generations, particularly street trees (assuming no hazard). Relocate or bury overhead power lines away from the canopies of street trees.
7. **Location of Land Uses**—Focus commercial activities along Summit Avenue, but do not preclude some stretches of residential. Preserve the generally quiet residential character of neighborhood streets, with emphasis on single-family homes. Allow for compatibly designed multi-family housing on a case-by-case basis.
8. **Quality of Rental Properties**—Respect the architecture of the original structure. Provide for adequate parking when creating additional residential units. Clamp down on property owners who do not maintain their properties.
9. **Neighborhood Amenities**--Preserve and enhance the appearance and proper use of major neighborhood amenities, particularly War Memorial Stadium, the Farmers Market, Sternberger Park, and Aycock School.
10. **Safety and Security**—Step up law enforcement activities, particularly during late night hours, to discourage thefts, vagrancy, drug dealing, speeding on neighborhood streets, and motorcycle racing on Summit Avenue. Remove the Executive Center from the area.



Part 3: Priority Actions

A primary purpose of this strategic plan is to identify and assign clear priorities to actions that can be taken to improve the Aycock neighborhood. Some of the priority actions presented in this section were developed during the charrette for the *Neighborhood District Plan (NDP)*, formulated in 2002. In such cases, this plan may reference specific pages in the NDP. Other actions listed here were first identified during the community meetings held in support of this *strategic plan*. Regardless of their source, it is hoped that the recommendations set forth here reflect the correct priorities of the clear majority of the residents, property owners and business people in the Aycock neighborhood as well as limitations and restrictions that exist under city zoning and building code.

1. Redesign/Improve Summit Avenue as a Primary Gateway to the Downtown.

By clear consensus, this is the single most important action than could be taken to dramatically improve the Aycock neighborhood, both aesthetically and functionally. It was also noted by neighborhood residents that any improvements to Aycock should “START HERE”. This action may be further broken down into (a) *infrastructure improvements* and (b) *regulatory tools*. Because these two component actions must work together, they are described here under the umbrella heading of a “Corridor Study”. Suggested Improvements to Summit Avenue, as developed in the Charrette process, can be found on pages 10-17 of the NDP.

Prepare a detailed Corridor Study for Summit Avenue setting forth a combination of (a) infrastructure improvements and (b) regulatory tools.*

A. Traffic Management Study

Summit Avenue is clearly a very important part of the Aycock Neighborhood. It is also however a major thoroughfare in the road system for Greensboro. A traffic management study would examine the functions of the street and make recommendations in terms of physical improvements, programming and land uses that impact the use of the street. The following are suggestions for a starting point of the study.

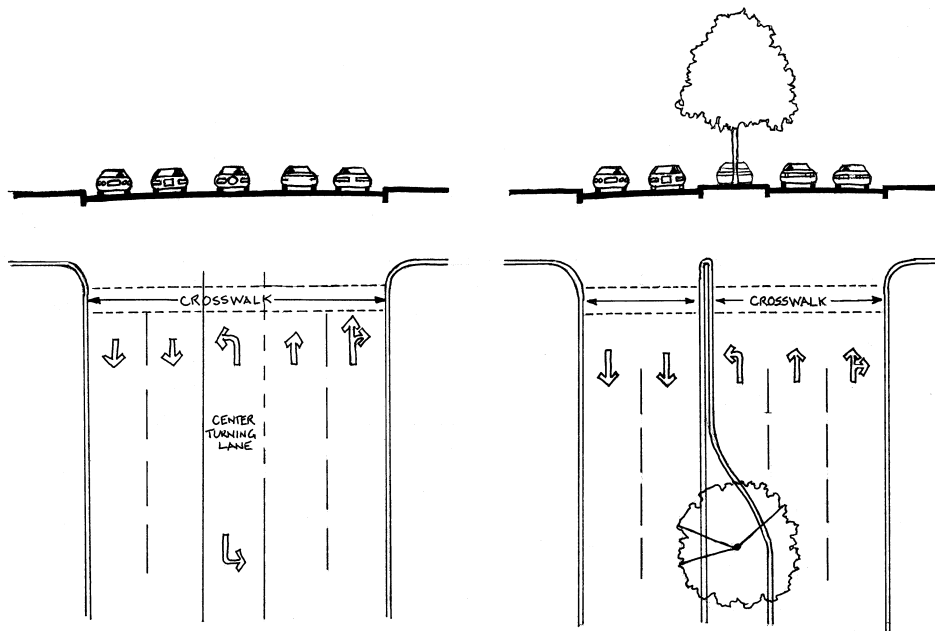
1) Infrastructure Improvements to Summit Avenue

Infrastructure improvements may be discussed according to several major components, as follows:

A. Central median—A central median is seen as the key to any meaningful redesign of Summit Avenue. As shown in the *before* and *after* sketch below, installation of a central median would not require Summit Avenue to be widened. A central median also has three significant benefits: (1) it prevents uncontrolled, unpredictable and unsafe traffic

* Note: This Strategic Plan has served to identify an acceptable range of actions necessary to transform Summit Avenue into an attractive gateway to downtown Greensboro. Why is additional study needed? The answer is that the infrastructure improvements and regulatory changes along Summit Avenue are going to require a very high level of coordination. For example, the installation of a central median and associated landscaping and lighting should be coordinated with landscaping and lighting features along the outside edges of the roadway. The lighting and landscaping within the median will likely be part of the overall plan of improvements and construction for the roadway. The landscaping and lighting along the outside edges of the roadway will likely be on the property of individual homeowners. Guidelines for landscape improvements of property owners should be consistent with roadway improvements and vice versa.

movements across the main flow of traffic, (2) it creates a safe landing for pedestrians one half of the way across the street, and (3) it provides a planting area for landscaping and streetlights to enhance the traveling experience and image of the area and the community in general. (Details follow.)



Summit Avenue: Existing Cross Section

Summit Avenue: Proposed Cross Section

(2) Number of lanes— The original *neighborhood district plan* calls for reducing the number of travel lanes on Summit from four to two with the outside lanes being converted to on-street parking. City officials with the Greensboro Department of Transportation (GDOT) have advised that a reduction in travel lanes would seriously impede traffic movement along Summit Avenue, a major travel corridor into and from downtown Greensboro. Preliminary analysis conducted by GDOT states that traffic counts on Summit Avenue are too great to be handled by just one travel lane in each direction. While some traffic could be diverted to Lindsay Street, there are other solutions aside from lane reduction that can achieve the goals of the neighborhood and city. Specific recommendations may include creating turning lanes and divided medians that would enhance the appearance of Summit Avenue, and offset the visual segregation that it inflicts on the neighborhood as well as provide for safer pedestrian cross walks. This is only one of many alternatives that may exist for this situation. Therefore, this plan recommends that the issue be addressed by conducting a specific **traffic management study** of the lane reduction proposal.

Note: Regardless of the final design, the installation of a central median will have a positive impact on Summit Avenue and the surrounding area. Unsafe turning movements will be eliminated from mid-block locations. The speed of traffic should be reduced by the perceived (rather than actual) narrowing of the roadway and natural “side friction” of a central median. Other functional and aesthetic improvements will also be permitted with the addition of a central median.

(3) Crosswalks—Significantly, a central median will provide a safe island for pedestrians wishing to cross Summit Avenue. Properly designed crosswalks may be installed in conjunction with a central median to take advantage of the safe landing in the middle of the street. In the case of Aycock, such crosswalks will have the added effect of reuniting the north and south sides of the neighborhood, which have been effectively separated by the automobile-oriented design of Summit Avenue. Residents noted that useable crosswalks are especially needed at the intersection of Summit Avenue and Yanceyville.



(4) Street trees—Street trees can be planted in the newly created central median without concern about conflicts with overhead wires, driveway cuts and most underground utilities. When properly selected, true street trees can grow to their full height and spread of crown without fear of severe pruning by telephone, power and cable companies. When fully grown, such street trees will have a larger impact on the image and appearance of the street than any other factor. The NDP, pages 12-14, offers suggestions for street tree species, contingent on the removal of overhead lines.

(5) “Period” streetlights—Another way to improve the image of Summit Avenue would be to install “period” style streetlights in the central median. Though not as visually

dramatic as the impact of street trees (at maturity), “period” or designer streetlights exhibit a character of quality along the streetscape, particularly at night. If properly chosen and designed, such streetlights may also provide the opportunity to add colorful banners, offering another way to create a distinctive appearance within the area.

(b) Regulatory Tools Governing Development Along Summit Avenue

Area residents expressed concern that something must be done to improve the appearance and function of properties along Summit Avenue. (Again, Summit Avenue is seen as *the key* to the continued revitalization of the entire neighborhood.) The general consensus has been that some type of special development regulations should be applied to properties fronting Summit Avenue.

To implement this action, this plan recommends that the City work directly with business and property owners along the Summit Avenue corridor, as well as other stakeholders in the neighborhood, to: (1) inventory the types of land use and development problems apparent along the Summit Avenue corridor (2) determine where existing regulatory tools fall short in curtailing or eliminating these problems, and (3) recommend needed changes and additions to the City’s regulatory tools. The review might include, for example, the following factors:

- **Land use mix**—the appropriate mix of non-residential and residential uses along this section of Summit Avenue.
- **Signage**—commercial signage which respects the historic, primarily character of the Aycock neighborhood
- **Exterior Lighting**—Recognition of security concerns versus the appearance/intrusiveness of light sources.
- **Landscaping**—landscaping using appropriate plant and construction materials; preservation or replacement of trees.
- **Driveways and Parking**—Placement, design and screening of parking.
- **Pedestrian Compatibility**—pedestrian scaled architecture, window and door openings, sidewalks and ramps.
- **Architectural Compatibility**—changes to existing buildings; construction of new buildings; types of roofs, building scale and mass, windows and doors, building materials, etc.



Once the review is completed, there will be several tools available by which the new regulations might be implemented, including (a) the administration of existing or amended historic district guidelines (b) the application of an existing or newly created zoning district or zoning overlay, and/or (c) new tools emanating from the City’s new comprehensive plan. These regulatory tools may be further described as follows:

(1) Tools identified in the City’s new Comprehensive Plan. Chapter 6.0 (Housing and Neighborhoods) of the City’s recently completed *Comprehensive Plan* has much to say

about preserving and improving the condition of places like the Aycock neighborhood. In fact, many of the strategies offered in the Greensboro Comprehensive Plan have already been identified by residents as needed for the Aycock neighborhood.

Specifically, Section 6A.1 of the Comprehensive plan identifies the following strategies:

- Providing City support services (e.g. transportation, police, code enforcement) to neighborhoods
- Designating neighborhoods with established character that is potentially threatened by change as “neighborhood conservation areas”
- Identifying and prioritizing infrastructure and public facility improvements
- Identifying infill development sites and compatible redevelopment opportunities
- Instituting regulatory changes and design standards to protect and enhance neighborhood character (e.g. special overlay districts)
- Encouraging neighborhood identity initiatives (e.g. neighborhood identification signage, community events, etc.)

Further, Section 6A.4 suggests that measures be implemented “to protect Greensboro’s neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhoods’ livability, architectural, or historic character, and reinvestment potential.” Such measures include:

- Supportive policy, zoning and regulatory decisions, including protection against incompatible commercial encroachments...
- Modification of code provisions to address conflicts of use, scale, and intensity.
- Modification of public facility and transportation policies and practices inconsistent with this objective.
- Consideration of potential impacts of public projects, or projects for which the City will accept public improvements, including the consideration of alternative design submittals

Based on a review of the above strategies, it is apparent that the Aycock neighborhood could be a model for the implementation of the City’s policies on preserving and improving older neighborhoods. It is also comforting to know that the actions being recommended for Aycock appear to be wholly consistent with City policy as set forth in the Comprehensive Plan.

(2) Application of an Existing or New Zoning District or Zoning District Overlay

A special zoning district or zoning district overlay might be applied, the purpose of which would be to allow for the development of non-intensive, “transitional type” commercial development that can capitalize on its Summit



Avenue exposure but also co-exist with nearby residential development. Typical uses allowed in the overlay area would include, for example, professional offices, small shops, and service establishments.

Performance standards/conditions would be spelled out in the City zoning ordinance to eliminate ambiguity and to establish predictability in decisions before City boards. Such standards might allow for businesses that, *for example*:

- do not typically operate after 6:00 pm.
- do not generate noise levels higher than those customarily found in a residential area.
- do not generate high traffic volumes (as specified in official trip generation manuals).
- do not employ bright, exterior lighting; further, any exterior lighting used (for security, e.g.) should be directed and shielded to contain the light within the site.
- do not place materials outside, for storage or sale
- are of a moderate, residential scale (i.e. two stories, less than 5,000 square feet)
- are of a design compatible with nearby residences (e.g. compatible roof lines, building materials of brick or wood construction, use of appropriate windows and doors, and tasteful, low key signage, etc.
- have proper parking lot and building perimeter landscaping and appropriate buffering

(3) Administration of Historic District Guidelines

The City recently completed a revision of its *Historic Program Manual and Design Guidelines*. The Historic District Design Guidelines address new construction siting, massing, material and fenestration. They have proven to allow for appropriate infill development that blends with the historic district character and materials of the district. The Historic District ordinance, however, does not have the authority to insist that changes be made to incompatible buildings constructed prior to designation.

2. Enhance the Organizational Capacity of the Neighborhood Association

The Aycock Neighborhood Association is to be commended for its efforts over the past decade to improve the area. Since the establishment of the Charles B. Aycock Municipal Service District (MSD) in 1989, MSD funds have been used to install decorative street lighting throughout the neighborhood, create a substantial neighborhood entryway sign and landscape features at the intersection of Yanceyville and Summit Avenue, and recreate the Hendrix Street Bridge. In recent years, the Association's focus has shifted from independent improvement projects to a more comprehensive examination of the neighborhood's future. Consistent with this thinking the Association commissioned the preparation of the 2002 Neighborhood District Plan (NDP). Given the volunteer



nature of the Association and the limited resources available to it, the organization has much to be proud of.

Today, as a result of the actions recommended in the NDP and this strategic plan, the Neighborhood Association finds itself at a crossroads in its development as an organization. This plan believes that the Association should consider expanding its organizational capacity to meet the opportunities now set before it. This expansion should occur in several ways:

- (a) The neighborhood area with which the Association seeks to have influence should be expanded to include the entire area under study for the NDP.
- (b) Representation and involvement in the Association's activities must be expanded to include even more property owners and business people on a routine basis.
- (c) The effective implementation of the actions recommended in this plan* will require on-going, close coordination with the City of Greensboro, including particularly, the Department of Housing and Community Development, the Police Department, the Greensboro Department of Transportation, and the Department of Parks and Recreation. These are the departments that are positioned best to assist in the implementation of many important recommendations.
- (d) In addition to the City, the Association should also seek to leverage its effectiveness by partnering with other existing groups: North Carolina State A&T University, Downtown Greensboro, Inc.-- perhaps even the East Market Street Development Corporation. Finally, the Association may want to explore the formation of a Community Development Corporation. A CDC would have many powers available to it for initiating, facilitating, coordinating, and promoting new development in the Aycock neighborhood. In this capacity, such a non-profit corporation could be authorized to enter into contracts, receive and spend monies, buy and sell property, and coordinate its activities with those of the City of Greensboro and other major players. Once established, a CDC might also be capable of facilitating favorable development financing and other incentives—a need identified by many neighborhood residents.

3. Implement Miscellaneous Transportation and Traffic Improvements

There are a number of transportation improvements (other than those associated with Summit Avenue) that are addressed under this single heading. The NDP addresses them on pages 38-51. They include:

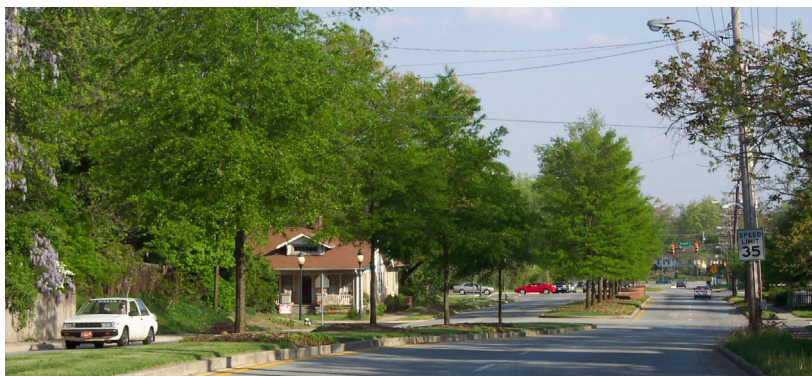


- (a) Roundabout at Yanceyville and Cypress**—roundabouts (or traffic circles) have returned to favor in recent years as traffic engineers have rediscovered the advantages of such facilities over traditional intersections. Page 45 of the Neighborhood District Plan notes these advantages by comparing the number of points of conflict at a

* In addition to desired investments in individual properties along Summit Avenue, these actions might include, for example, opportunities related to the War Memorial Stadium area and the proposed Aycock Square/Murrow Blvd cloverleaf area. Either of these last two projects will require substantial development expertise and capability.

roundabout versus a typical four-corner intersection. (The roundabout has 4 *vehicle-to-vehicle* conflicts, compared to 32 conflicts at the conventional intersection. The roundabout has 8 *vehicle to pedestrian* conflicts, compared to 24 at the conventional intersection.) While there appears to be consensus from both the neighborhood and City traffic engineers regarding a roundabout at the Yanceyville/Cypress intersection, the proposal could be evaluated as part of a **comprehensive traffic management study** for the neighborhood.

(b) Improvements to Lindsay Street—Pages 40 and 41 of the *Neighborhood District Plan* describe recommended improvements to Lindsay Street. These include changing the cross section of the street from its current five lanes to two lanes and installing a central median for improved appearance and function. (The two current outside lanes would be used for on-street parking) The objective of these improvements is to convert Lindsay Street to an attractive boulevard, and in turn, “...more of a center and less of an edge.” This means that Lindsay would serve as a bridge rather than a barrier between the Aycock neighborhood and NC A&T. At the same time, some Aycock area residents have called for shifting a heavier traffic load from Summit to Lindsay. This may or may not be consistent with the design changes as recommended. The issue might best be resolved as part of a **comprehensive traffic management study** for the entire Aycock neighborhood area.



(c) Improvements to Yanceyville Street— Pages 42 and 43 of the *Neighborhood District Plan* describe recommended improvements to Yanceyville Street. These include changing the cross section of the street from its current five lanes to two lanes and installing a central median for improved appearance and function. (The two current



outside lanes would be used for on-street parking) As with the improvements to Summit and Lindsay, the intent is to make Yanceyville Street less of a barrier to pedestrian movement across its axis. The specific costs and benefits of making these improvements to Yanceyville Street might also be included in a **comprehensive traffic management study** for the entire Aycock neighborhood area.

(d) Address Traffic Congestion on Cypress at Aycock School (Child Drop-Offs/Pick-Ups)

Most new schools designed for large suburban campuses allow for substantial *off-street* “stacking” of cars in a single line for parents to drop off and pick up school children. Often, this stacking of cars occurs in a serpentine or long driveway loop on the grounds in front of the school. In the case of Aycock School, no such provision for off-street loading and unloading of students exists. As a result, cars back up and double park on Cypress Street in front of the school, causing major traffic congestion problems both mornings and afternoons. While this plan cannot suggest a specific solution to the problem, it can recommend strongly that a study be

conducted under the auspices of the school board, perhaps in cooperation with GDOT, to find the most appropriate solution to the problem.

(e) Complete/Maintain Neighborhood Sidewalks

Residents felt that if the Aycock neighborhood is to be viewed as truly a pedestrian friendly area, then some attention must be given to the community's sidewalks. In some locations, vegetation has been allowed to encroach on the sidewalk, making passage more difficult. In other instances, the sidewalk is not continuous, for example, from one side of an intersection to the other. The installation and repair of neighborhood sidewalks was felt by some residents to be an appropriate use of municipal service district (MSD) funds. There are a number of transportation improvements (other than those associated with Summit Avenue) that, for convenience, may be addressed under this single heading. They include:

Note: None of the above described transportation improvements are to be considered as important as the recommended improvements to Summit Avenue. They are clearly of a secondary priority relative to the actions needed for Summit Avenue.

4. Historic District Concerns

Some residents expressed concerns about the existing Historic District, primarily in two areas (1) the preservation of the existing tree canopy and (2) general administration/review. Concerning preservation of the existing tree canopy, the present guidelines do address the appropriate scenario for tree removal. However, it may be appropriate for the Neighborhood Association to consider the creation of a **Tree Reforestation Program** for the neighborhood. The intent of such a program would be to recreate the canopy of trees that is so universally favored in many historic neighborhoods. At least some of the money could come from MSD funds, perhaps on a matching basis - with the balance coming from the property owner willing to plant a tree. The Association could also draw upon the expertise of the City's urban forester as a resource in deciding upon appropriate tree species, planting and pruning methods, etc.

Concerning general administration and review, some residents felt that the Historic Preservation Commission (HPC) should take a "friendlier" stance in dealing with those willing to invest in the neighborhood. This plan recommends that this issue be addressed on an on-going basis by residents attending Commission meetings and vocalizing their opinions about how the program should work. The most effective historic preservation programs are those that have the continuing active involvement of a broad spectrum of property owner and residents.



4. Prepare Plan for War Memorial Stadium and Veterans Plaza Area

Significantly, concerns about the future of War Memorial Stadium served as the catalyst for development of the *Neighborhood District Plan* (pg. 36), and now, this *Strategic Plan*. The scope of the proposed renovation of the stadium and, perhaps just as important, redevelopment of the whole Veterans Plaza Area, is of such a magnitude that it warrants special consideration, study and a plan unto itself. For the long term, this plan recommends that a specific Redevelopment Plan be prepared for Veterans Plaza, including War Memorial Stadium, building on the preliminary work outlined in the Neighborhood District Plan, and leading toward a public-private partnership for implementation of a detailed master plan. This should be done on a track and timetable independent of but ultimately supportive of other near-term improvements recommended here.



For the short term, the focus of the City, the neighborhood and other interested parties should be on increasing the general level of activity associated with the Veterans Plaza Area. In this regard, the Farmer's Market may offer the best opportunity to build momentum for greater activities in this part of the community.

6. Install Attractive Street Name Signage

There appears to be good consensus that the street name signs in the neighborhood should be changed from the standard "City issue" to something more in keeping with the area's designation as an historic district. Sign descriptors that have been mentioned include a brown background with white letters, plus perhaps some reference to the Aycock District.

This plan recommends that the Aycock Neighborhood Association pursue this action in earnest, and work with appropriate representatives of City government to determine a design that is cost effective, attractive and acceptable for emergency services. This program of signage replacement would be an appropriate activity eligible for full or partial funding using MSD funds. Replacement of street name signs would appear to be one of the less difficult actions to implement, provided that sufficient funding can be found to cover the cost.

7. Step Up Law Enforcement and Public Safety

Neighborhood residents have stated that while conditions concerning criminal activities in the neighborhood have generally improved over the years, crime remains a significant problem, nonetheless. Suggested solutions to the problem, as voiced at the neighborhood meetings held for this plan, ranged from stepped up police patrols, particularly at night, to the hiring of a part-time armed security guard to be paid with MSD funds. Consultations with the Greensboro Police Department revealed the following:

- Armed private guards, hired for the protection of neighborhood areas, are not recommended by the Greensboro Police Department. Such guards have not proven to be effective, and may, in fact, send the wrong message to outsiders about safety and security issues in the neighborhood.
- Greensboro recently appointed a new police chief. At the direction of the new chief, the police department is in the process of reorganizing itself to a more traditional community-oriented policing model. While this transition is still a work in progress, the reorganization is scheduled to occur within the next 60-90 days. Under the community oriented policing model, 4 officers (final number to be determined) in each police district will work directly with neighborhoods on community public safety and crime issues.
- For the immediate future, the police department will step up patrols on Summit Avenue, particularly with regard to motorcycle racing, and will be focusing on the Executive Center to curtail undesirable activities there.

8. Enhance/Update the existing Master Plan for Sternberger Park

Sternberger Park is acknowledged to be a critical asset for the entire Aycock neighborhood. While the park is in need of upgrading, opinions differ as to what improvements are most needed. A new system of walkways, better and more attractive lighting, an irrigation system and solutions to address drainage issues are among the items mentioned for possible improvements. This plan suggests that the Aycock Neighborhood Association submit a specific request to the City of Greensboro requesting assistance in updating and/or expanding the neighborhood's existing park plan. This enhanced **master plan of improvements** at Sternberger Park should be a partnership between the City's park designers and neighborhood residents.

9. Improve the Upkeep of Residential Properties



Neighborhood residents continue to voice their concerns about those property owners who fail to maintain their properties, thereby damaging the appearance and value of properties throughout the neighborhood. While absentee landlords are most often associated with the problem, some on-site property owners also share the blame.

Actions related to this concern may have been remedied, to some degree, by the recent adoption by the City of Greensboro of a new ordinance

requiring inspections of rental properties on a scheduled basis. The *Rental Certificate of Occupancy* proposes to require a higher level of maintenance and accountability of rental property owners. This plan recommends that the new ordinance be given time to see whether it

has the desired effect on heretofore poorly maintained properties. This may require a year or more before the impact of the ordinance can be seen.



The City also has an existing ordinance concerning the prevention of “Demolition by Neglect” of historic properties located within locally zoned historic districts. This ordinance, administered through the City’s Minimum Housing Commission and the Department of Housing and Community Development, allows the City to intervene when architectural features are being destroyed due to lack of maintenance by the owner. The city may make repairs and place liens on the property or issue civil penalties. This program is currently unfunded and both the neighborhood and the city should actively pursue funding to properly administer and enforce this tool. It is important to note, however, that the most effective means of promoting the proper maintenance of residential and commercial

structures is by the promotion of the economic health of the neighborhood. A stable neighborhood draws stable residents. Stable residents, in turn, result in stable ownership, decent rental values and proper upkeep. One of the primary objectives of this plan is to increase stability and long-term prospects for increased value of properties in the Aycock neighborhood.

10. Move Power Lines and Overhead Utilities When Opportunities Arise

Residents of the Aycock neighborhood, if asked about whether they would prefer that utility wires be above ground or below, would overwhelmingly prefer the latter. Unfortunately, the Aycock neighborhood was developed long before the undergrounding of utilities was the common practice, so every part of the neighborhood is criss-crossed with overhead utilities.

The average citizen has limited knowledge of the enormous costs involved in placed overhead wires underground. Utility companies do not relocate their lines from overhead poles to underground conduits for free. Charges of \$800 per foot per utility are not unusual. Multiple utilities such as power, telephone and cable service may all have to be relocated. Water and sewer lines may have to be relocated. Sidewalks and driveways may have to be torn up. Landscaping may need to be uprooted and replaced. Traffic lights may need to be redesigned. If the City were to pay for the relocation, either the City’s taxpayers would have to shoulder the expense, or the benefited property owners would have to reimburse the City.

For a city block in an older part of the community, charges of \$750,000 or more per block just to relocate the lines are not unusual. For the Aycock neighborhood, costs to relocate overhead lines to underground conduits along Summit Avenue alone could amount to between \$4 million and \$5 million. Charges to property owners along Summit could be \$75,000 or more per lot.

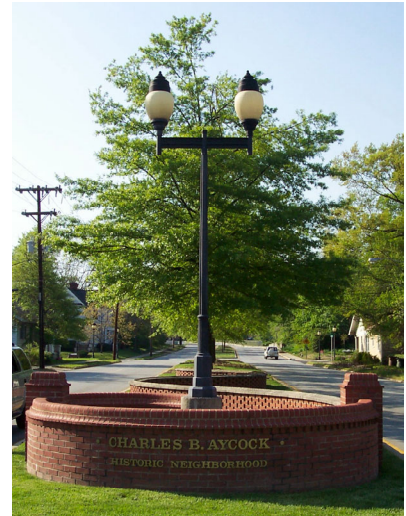
The concept of moving utilities lines to the rear properties along the alleyway is a more economical approach. However, no utility easements currently exist along the back property lines and most alleys have been closed which would require the current property owners to sign easement agreements. 100% of the property owners must sign in agreement in order for the entire project to work.

Given the magnitude of the expense involved, this plan recommends that priority be given to addressing other important needs first, while accepting that overhead utilities are a normal part of the historic development and character of older neighborhoods.* At the same time, if an opportunity arises wherein overhead lines can be relocated underground as a logical part of a major redevelopment initiative (such as Veterans Plaza or Aycock Square), it should be acted upon.

11. Install Neighborhood Entryway Markers

The identification of neighborhood entrances, a custom dating back at least to medieval Europe, is no less valid today than it was centuries ago. Gateways and special entryway markers can be attractive visual announcements that the traveler is entering a special place. In some instances, such markers can even have the effect of deterring crime by defining the first level of “defensible space”.

The *Neighborhood District Plan* (page 51) gives the example of an obelisk employed as a neighborhood entryway marker. This plan recommends that the Aycock Neighborhood Association pursue the placement of six to seven entryway markers at strategic locations around the perimeter of the neighborhood. Such markers need not be as grandiose or expensive as a stone obelisk, but should have a sense of permanence and quality. The cost of purchasing and installing the markers should be an eligible expense for the use of MSD funds.



This is another proposed action that appears to have the near universal support of neighborhood residents, provided that adequate funding can be found.

12. Prepare Long Range Plan for Murrow Boulevard/Aycock Square

While support for the concept remains unchecked, residents acknowledge that removal of the Morrow Boulevard cloverleaf and construction of a totally new “Aycock Square” will require a level of resource commitment unmatched by, perhaps, all of the other actions combined. Even so, the Neighborhood District Plan suggests a logical phasing sequence by which such a grand plan might be implemented. (See page 22 of the NDP)

* The point being made here focuses on the *opportunity costs* of using that much money to simply bury utility lines. For example, what could \$5 million in improvements do for Sternberger Park? What could \$5 million do for sidewalk and crosswalk improvements? For matching grants to property owners to fix up their homes or businesses? For landscape and signage improvements at neighborhood entryways? Even without a detailed cost analysis of these or other improvements, it should be apparent just how many other worthwhile things could be accomplished with the amount of money necessary to simply relocate some overhead wires.

Like the proposed action concerning War Memorial Stadium and Veterans Plaza, this plan holds that the proposed redevelopment concept for the Murrow Boulevard/Aycock Square area is of such a magnitude that it warrants special consideration, study and a plan unto itself. Therefore, this plan recommends that a specific Redevelopment Plan be prepared for the Murrow Boulevard cloverleaf/Aycock Square area, with an eye toward a public-private partnership for implementation of a detailed master plan. This should be done on a track and timetable independent of but ultimately supportive of other near term improvements recommended here.



Summary of Actions

Role of the City of Greensboro and Role of the Aycock Neighborhood



There are multiple players involved in improving a neighborhood. It takes a partnership between the City and the neighborhood to make lasting improvements.

The City provides basic facilities and services: streets, sidewalks, standard streetlights, water and sewer lines, trash collection, police and fire protection, etc. Unless it is an emergency, improvements and repairs require a significant amount of time to secure funding, planning and installation. Most projects and improvements are tied to the City's annual budget process which must consider services that are provided as needed throughout the city.

A major tool for implementing change is through the establishment and use of regulations through the City's Zoning

Ordinance. Regulations usually take many months to develop in cooperation with the affected property owners or other stakeholders. Regulations also take additional time to go through the adoption process. For example: Historic District Boundary expansions require the review and consideration of the Historic Preservation Commission, Planning Board, Zoning Commission and City Council. The neighborhood can help by participating actively in the process and appearing at the public hearing(s) to support the proposed regulations.

The Aycock neighborhood is unique in that through its designation as a locally zoned historic district, it has been designated as a Municipal Service District which allows the area to pool extra tax dollars for public right-of-way projects. The neighborhood annually generates a modest amount of money through its MSD designation. Additional funds may be available in an organizational sense, through grass roots fund raising efforts

Summary Table of Proposed Actions

1. Redesign/Improve Summit Avenue as a Primary Gateway to the Downtown. (Prepare a detailed Corridor Study for Summit Avenue)	---Indicate to City Council the support of the neighborhood for the preparation of a Corridor Study	Prepare (or commission the preparation of) a detailed Corridor Study to include: ---A traffic management study ---Designs for infrastructure improvements
(a) Infrastructure Improvements to Summit Avenue (Central median, number of lanes, crosswalks, street trees, "period" streetlights)	---Work with the City during design and construction to make the project go as smoothly as possible	---Pay particular attention to neighborhood and business concerns in designing and scheduling the construction
(b) Regulatory Tools Governing Development Along Summit Avenue	---Organize the active involvement of area residents and property owners, especially along Summit Avenue, in identifying problems and providing feedback on regulatory solutions. Support the changes when brought up for adoption.	---Develop regulatory tools for consideration that are responsive to the problems identified by residents and property owners.
2. Enhance the Organizational Capacity of the Neighborhood Association	---Intensify outreach efforts for resident and property owner involvement over the full study area and to include more business owners, in particular.	---Assist with maps and other resources that acknowledge a larger study area for the neighborhood.
	---Neighborhood leadership to work more closely with the City on an on-going basis	---Be available to meet with the Neighborhood Association on a regular basis. ---Coordinate the work of multiple City departments involved in making improvements within the Aycock neighborhood.
	---Develop contacts with area economic development organizations; seek partnering opportunities as may be applicable	---Serve as a liaison in introducing the Neighborhood Association to various economic development organizations.
	---Consider forming a <i>community development corporation</i>	---Provide technical assistance in forming a community development corporation as needed.
3. Miscellaneous Transportation and Traffic Improvements	---Continue the active involvement of area residents and property owners in identifying problems and providing feedback on proposed traffic solutions/improvements	---Prepare (or commission the preparation of) a traffic management study for the Aycock neighborhood and vicinity.

Summary Table of Proposed Actions (continued)

4. Historic District Concerns		
(a) Tree Reforestation Program	---Establish a neighborhood tree reforestation program; consider using MSD funds on a matching basis	---Make technical assistance available from the City's Urban Forester in advising the neighborhood concerning the reforestation program and mapping underground and overhead utilities.
(b) Attendance at HPC Meetings/Suggest Program Improvements	---Regularly attend meetings of the HPC to observe decision-making process and make suggestions for improving the program	---Provide notice of meetings and agenda items; facilitate program changes as appropriate
5. War Memorial Stadium and Veterans Plaza Area		
Prepare redevelopment Plan	---Indicate to City Council the support of the neighborhood for the preparation of a Redevelopment Plan	---Prepare (or commission the preparation of) a Redevelopment Plan.
Increase the general level of activity	---Organize the involvement of the neighborhood in initiating and supporting new activities at the Stadium and the Plaza area.	---Use city resources (staff, equipment, e.g.) to leverage and support the involvement of other organizations in initiating new activities at the Stadium and the Plaza.
6. Street Name Signage		
	---Work with appropriate representatives of City government to determine a design that is cost effective, attractive and acceptable for emergency services. Consider using MSD funds to pay for the new signs.	---Work with the neighborhood to determine an acceptable design. Provide City crews to assist in removing old signs and installing new ones.
7. Law Enforcement/Public Safety		
	---Approach the Police Department to volunteer the full cooperation and involvement of the neighborhood in the new community-oriented policing model.	---Target Aycock as one of the first neighborhoods in the City to participate in the community-oriented policing program ---Crack down on motorcycle racing ---Provide greater police surveillance and disruption of undesirable activities at the Executive Center.
8. Sternberger Park Improvements		
	---Indicate to City Council the support of the neighborhood for the enhancement/updating of the existing Master Plan for Park Improvements at Sternberger Park	---Provide technical assistance to build on the exiting Master Plan and it's implementation.

Summary Table of Proposed Actions (continued)

9. Upkeep of Residential Properties		
Inspections of rental properties	---Get a copy of the regulations concerning the new rental inspection program. Notify appropriate City officials of likely rental housing code violations in Aycock.	---Focus inspection effort in the Aycock neighborhood, if possible. Respond to complaints.
Demolition by Neglect Ordinance	---Notify the City's Minimum Housing Commission of potential violations of this ordinance in the Aycock neighborhood	---Enforce this ordinance in the Aycock neighborhood. Respond to complaints. Secure funding.
10. Putting Overhead Utilities Underground	--Organize with Neighborhood Congress to explore widespread support and feasibility	Look for opportunities to see that overhead utilities are placed underground as part of major development or redevelopment initiatives.
11. Neighborhood Entryway Markers	---Work with appropriate representatives of City government to determine the design and placement of neighborhood entryway markers (when such markers are within the public right of way). Consider using MSD funds to pay for the markers.	---Work with the neighborhood to decide upon an acceptable design and placement of neighborhood entryway markers. (When such markers are within the public right of way).
12. Murrow Boulevard/Aycock Square	---Indicate to City Council the support of the neighborhood for the preparation of a Redevelopment Plan for this area.	---Prepare (or commission the preparation of) a Redevelopment Plan for this area.

Aycock Neighborhood Strategic Plan

Appendices



- Participants in the Planning Process
- Neighborhood Meeting Announcements
- Maps

List of Meeting Participants

Charles B. Aycock Neighborhood Plan Wednesday May 21, 2003 Aycock Middle School Cafeteria

John Linn
Maliq Culbreath
Louisa & Bob Lavuer
Pam Fox
Sandra Browing
Dave Wharton
David Hoggard
Ben Wilson
Dyan Arkin
Bert & Becky Vanderveen
Laura & Steven Wall
Pete & Patty Williams
Annie Teich
Robert Li
Michelle Moore
Cynthia Hatfield

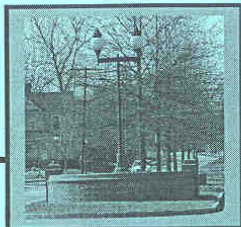
A.C. Jones
Mike Reynolds
Karen Morrison
Rebecca Fagg
Chris Hollar
Ritch Chapman
Paul & Elizabeth Glass
Jacynthia Mitchell
Fran & Bill Lusk
John Mandrano
Bob & Mindy McReynolds
Joe Steele
Jelani Culbreath
Betsey Bauh & David Horth
Stanley Allen

Charles B. Aycock Neighborhood Plan Tuesday June 10, 2003 St. Leo Community Center

Sandra and Herman Brown
Stephen Ruzicka
TK and Rick Miller
Ben Wilson
Chris Hollar
Rebecca Rogg
Robert Li
Jan (last name illegible)

Eric Morrison
Dave Wharton
Bob and Mindy Zachary
Demetri Descalakis
Laura Wall
Jinni and David Hoggard
John Mandrano

~Meeting 1~



A Plan for the Future of the Aycock Neighborhood

~A Community Discussion~

What?

Aycock
Neighborhood
Plan discussion

When?

Wednesday May
21, 2003 at 7:00-
9:00 PM

Where?

Aycock Middle
School Cafeteria

Who?

If you live, work or own property in or near the study area (see map, other side), you need to attend this important meeting. Namely, residents, property owners and business owners on:

- Bessemer Street
- Brandon Street
- Charter Street
- Chestnut Street
- Cypress Street
- E. Lindsay Street
- Fifth Avenue
- Hendrix Street
- Heritage Street
- Leftwich Street
- Park Avenue
- Percy Street
- Summit Avenue
- Yanceyville Street

Over the past year there has been a great deal of discussion about the future for the Aycock Neighborhood. Last August, a special workshop was held for the Aycock Historic Neighborhood and vicinity, including the World War Memorial Stadium. Sponsored by the Aycock Neighborhood Association and Preservation Greensboro Inc., and conducted by a professional design team, the charrette produced a number of interesting and useful ideas for improving the area. The results are documented in a book called *The Aycock Traditional Neighborhood District Plan*. Copies of the plan are now available on line at historicaycock.org or call 336-373-2349 for a hard copy.

What's going on now? What's next?

The goal is to develop a plan that is a partnership between the City of Greensboro and the Aycock Neighborhood. To do this, we need to keep the discussion going and we need **you** to be a part of it! Our goal is to have a plan we can reach consensus on and present to the City Council for adoption. That would mean the plan for Aycock would be a part of City policy and we would work together on its implementation!

Why should I be interested?

When you decided to invest in the Aycock neighborhood, you did so for a variety of reasons. If you are like most people, the long-term **value of your investment** was among them. As a resident, the **quality of life** offered by the neighborhood was also an important consideration. Interestingly, both property values and quality of life are determined by certain tangible factors, including the **zoning of your property** and nearby properties, the way in which **traffic on your street** and through the neighborhood is handled, the appearance and **upkeep of homes and businesses** in the area, and the appearance and function of **parks and streets in the area**. While we believe that the plan addresses each of these factors, your involvement and input at this meeting will help ensure that they are handled in a manner that you can fully support.

What can I expect at the meeting?

The focus of this meeting will be on identifying your concerns, your hopes and your interests for the future of the Aycock Neighborhood. A couple particulars:

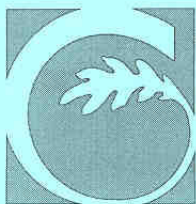
- The agenda will run from 7:00 PM until not later than 9:00 PM. (Refreshments will start at 6:45)
- The meeting format will be carefully organized and facilitated to insure a productive 2 hours.

A chance to directly influence the direction of your neighborhood, the value of your property and the quality of your life comes along only rarely. Don't miss this opportunity to voice your ideas or just listen in! Mark **Wednesday May 21, 2003 at 7:00 PM at Aycock Middle School Cafeteria** on your calendar now.



Hosted by
The Charles B. Aycock Neighborhood Association
and the City of Greensboro Dept. of Housing & Community Development

For more information contact Stefan Leih-Kuns at 336-373-2349



Charles B. Aycock Traditional Neighborhood Special Meeting

May 21, 2003 7-9:00 pm
Aycock Middle School Cafeteria

A chance to directly influence the direction of your neighborhood, the value of your property and the quality of your life comes along only rarely. Don't miss this opportunity to voice your ideas or just listen in!

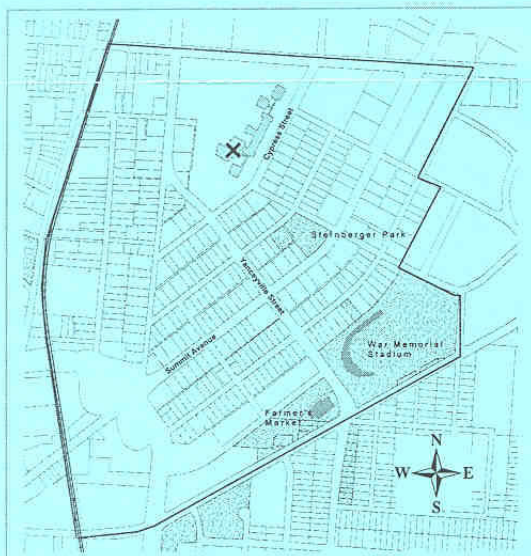
✓ **Mark Wednesday May 21, 2003 at 7:00 PM at Aycock Middle School Cafeteria on your calendar now!**



PO Box 3136
Greensboro, NC 27402-3136

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ADDRESS CORRECTION REQUESTED



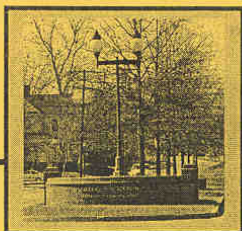
The Charles B. Aycock Traditional Neighborhood boundaries run north along the Church Street railroad tracks, east along Bessemer Avenue and then southwest along Park Avenue and Lindsey Street. The boundaries include multiple residential and commercial properties as well as a Middle School, Baseball Stadium, and Farmers Market.

The meeting will be held at *Aycock Middle School Cafeteria* (marked by X on the map).

Directions to meeting location: From Summit Avenue, turn north on Yanceyville Street, turn east on Cypress. The school will be on your left.

Parking is free.

~Meeting 2~



A Plan for the Future of the Aycock Neighborhood ~A Community Discussion, Meeting 2 of 3~

What?

Second Aycock
Neighborhood
Plan discussion

When?

Tuesday
June 10, 2003
7:00-9:00 PM

Where?

St. Leo
Community Room

Who?

If you live, work or own property in or near the study area (see map, other side), you need to attend this important meeting. Namely, residents, property owners and business owners on:

- Bessemer Street
- Brandon Street
- Charter Street
- Chestnut Street
- Cypress Street
- E. Lindsay Street
- Fifth Avenue
- Hendrix Street
- Heritage Street
- Leftwich Street
- Park Avenue
- Percy Street
- Summit Avenue
- Yanceyville Street

Thank you for sharing your concerns and your ideas.

At our first Aycock Neighborhood Plan discussion meeting held on May 21st, you shared your concerns, hopes and ideas for the future of the neighborhood. You identified what was "good" as well as what was "not so good".

Among the things that were *good*, you especially liked:

- Your active, friendly neighbors.
- The historic character and architecture of the neighborhood.
- Your beautiful trees.
- The proximity of the neighborhood to downtown Greensboro.

Among the things that were *not so good*, you were especially concerned about:

- The plan to remove minor league baseball from War Memorial Stadium.
- Tree trimming for overhead power lines killing area trees.
- The condition and appearance of Summit Avenue.
- The Executive Center.
- Absentee landlords/slumlords not maintaining their property.

Since then, our facilitator, Glenn Harbeck, has reviewed all of the ideas and concerns you voiced, and has put together some **recommendations** for your consideration. These recommendations include a series of **common objectives** for the neighborhood, as well as a number of **proposed actions** to achieve the common objectives.

What can I expect at the meeting?

At this meeting, we'll be reviewing Mr. Harbeck's recommendations to determine (1) if they're right for the Aycock Neighborhood and (2) among those that are acceptable, which proposals should receive the highest priority. By the time we adjourn (at or before 9:00), we plan to have a ranked list of recommendations for further development.

What's our goal?

Remember that these meetings are a partnership between the City of Greensboro and the Aycock Neighborhood. For this partnership to be successful, we need to keep the discussion going and for **you** to be a part of it! Our goal is to have a plan we can reach consensus on and present to the City Council for adoption. That would mean the plan for Aycock would be a part of City policy and we would work together on its implementation!

Be There-- Bring Your Neighbor

All who attended last month's meeting made a real difference for the future of Aycock. Don't miss this opportunity to join in the discussion! Mark **Tuesday June 10, 2003 at 7:00 PM at St Leo Community Room** on your calendar now.



Hosted by
The Charles B. Aycock Neighborhood Association
and the City of Greensboro Dept. of Housing & Community Development

For more information contact Stefan Leih-Kuns at 336-373-2349



Charles B. Aycock Neighborhood Special Meeting Number 2

Tuesday, June 10, 2003 7-9:00 pm
St. Leo Community Room

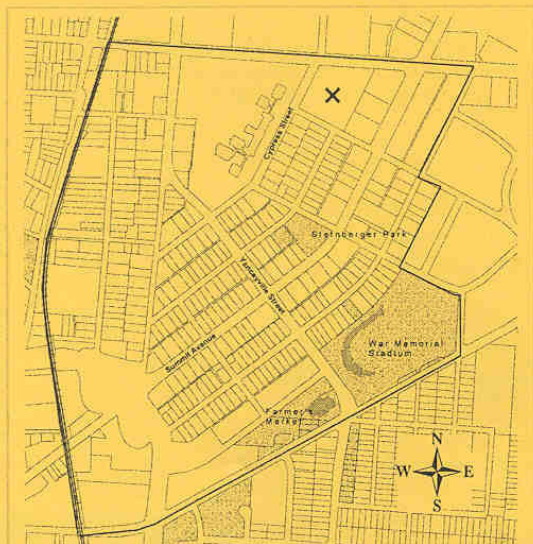
At this meeting we'll be reviewing a number of **objectives** and **proposed actions** that, if approved, will influence the quality of life in the Aycock neighborhood for many years to come! You'll want to make sure these proposals are in keeping with your ideas for the neighborhood and for your own property.

✓ Mark **Tuesday, June 10, 2003 at 7:00 PM at St. Leo Community Room** on your calendar now!



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ADDRESS CORRECTION REQUESTED



The Charles B. Aycock Traditional Neighborhood boundaries run north along the Church Street railroad tracks, east along Bessemer Avenue and then southwest along Park Avenue and Lindsay Street. The boundaries include multiple residential and commercial properties as well as a Middle School, Baseball Stadium, and Farmers Market.

The meeting will be held at *St. Leo Community Room* (marked by X on the map).

Directions to meeting location: From Summit Avenue, turn west on Sullivan Street. The St. Leo Senior Citizen Residential Community will be on your right.

Parking is free

~Update postcard~



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A Plan for the Future of the Aycock Neighborhood

What's Next?

- Review priority actions
- Schedule 3rd N'hood meeting in August
- More info to come...

On May 21 and June 10, 2003 the Charles B. Aycock Neighborhood and the City of Greensboro hosted two meetings to discuss the future of the Aycock Neighborhood. Discussion at those meetings gave residents and property owners the opportunity to address concerns like crime, deterioration of historic properties, compatible new construction, and neighborhood connectivity, etc. as part of the development of a neighborhood plan that will create solutions and give guidance in implementing change to better the Aycock neighborhood.



Detailed information from those meetings can be found at:
www.ci.greensboro.nc.us/HCD/Aycock

-Or-

copies can be obtained by calling Stefan-leih Kuns at:
336-373-2349

~Meeting 3~



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A Plan for the Future of the Aycock Neighborhood

When?
Thursday
Sept. 18, 2003
7:00-9:00 PM

Where?
St. Leo's
Community
Room
(From Summit Avenue
turn west on Sullivan
Street. St. Leo
Community will be on
your right)



Please join the
Charles B. Aycock Neighborhood Association
and the
City of Greensboro

for a presentation and discussion on the
Strategic Plan for the Charles B. Aycock Neighborhood
which summarizes the results and recommendations for
the future of the neighborhood as discussed at the May 21
and June 10, 2003 neighborhood planning meetings.

The plan gives guidance for implementation of prioritized
issues and discusses the solutions and tools available to
better the Aycock neighborhood.

Detailed information from those meetings can be found at:
www.ci.greensboro.nc.us/HCD/Aycock.htm
-Or- by Calling: 336-373-2349

Charles B. Aycock Proposed Areas for Improvement

